

STATES OF JERSEY



ISLAND PLAN 2011: APPROVAL (P.48/2011): SEVENTH AMENDMENT

Lodged au Greffe on 19th April 2011
by the Connétable of St. Martin

STATES GREFFE

PAGE 2 –

After the words “the revised draft Island Plan 2011” insert the words “except that in the Proposals Map forming part of the Plan, the southern part of Field 387A, Clos des Raisies, St. Martin, as shown on the attached map, be included within the Built-up Area”.

CONNÉTABLE OF ST. MARTIN

REPORT

It is incumbent upon the Parish of St. Martin to provide accommodation for the rector of the Parish that is fit for purpose and meets the requirements of the Church of England Pastoral Division and also current standards. Not only is this requirement one for the need of the community, but it is also a legal requirement within Jersey law.

The Parish currently owns an existing rectory which is listed as a BLI within the Historic Buildings Register. This building is dilapidated and in much need of renovation. Its layout does not meet the current requirements of the church, in that it lacks meeting rooms and circulation in order to meet the Parishioners, together with a general lack of technology. If the existing rectory was to be refurbished and adapted to meet current standards, it would involve a substantial investment by the Parish on behalf of the church for which the Parish does not currently have the funds.

In order to review this issue, the Parish commissioned a feasibility study to review alternate possibilities for the refurbishment and modernisation of the existing rectory, together with a proposition for a new build rectory on an adjacent field in close proximity to the Parish church. From this feasibility study, it became apparent that the option of refurbishing the existing rectory was economically unviable and that the option to build a new rectory, selling the old to fund this, was the only viable option. The proposal is therefore to construct a new rectory that would meet the requirements of the Pastoral Division of the Church Commission's design brief and that of the Dean of Jersey on the southern portion of Field 387A (as per the attached site plan) which is currently zoned as Built-up area within the 2002 Island Plan.

Due to the number of bodies that need to be consulted and involved in the design of a new rectory, which include the Dean of Jersey (who is currently on sabbatical leave until May 2011), the Parish are unable to progress the design within the timescales of the current 2002 Island Plan. Therefore, it is necessary to ensure that this land is available to the Parish for the new rectory within the Draft Island Plan to allow for the future modern accommodation of the church rector by the Parish.

In support of these findings I have correspondence from Colin Smith Partnership outlining construction costs, from Morris Architects outlining costed options and conclusion, and from Prestige Properties providing a valuation of the existing rectory. I also have additional drawings showing what the proposed rectory will look like. If members wish to see any of these, would they kindly contact me direct.

The Parish have sought advice from the Planning Department, and the Planning Department have confirmed that the principle of the development of a new rectory on this field would be acceptable as it is a Presbyterian building, which in itself is a special case; however the Planning Department advised the Parish that it would need to address the issue of the proposed zoning within the Draft Island Plan; hence the reason for this submission.

Financial and manpower implications

There are no financial or manpower implications for the States arising from this amendment.

